



# Village of Brewster

February 24, 2016

# Background

- Niche Marketing Plan (2009)
- Blight Study (2011)
- Garden Street School closed (2012)
- Pattern for Progress - formed/guided Envision Brewster Committee
- Pace Land Use Law Center – Strategic Visioning Sessions
- MOU with Covington Development (2013)
- Putnam County Planning Department (Inter-municipal Agreement – Aug 2013)
- Preliminary Market Feasibility Study (June 2014)
  - Updated/Supplemented Niche Marketing Plan

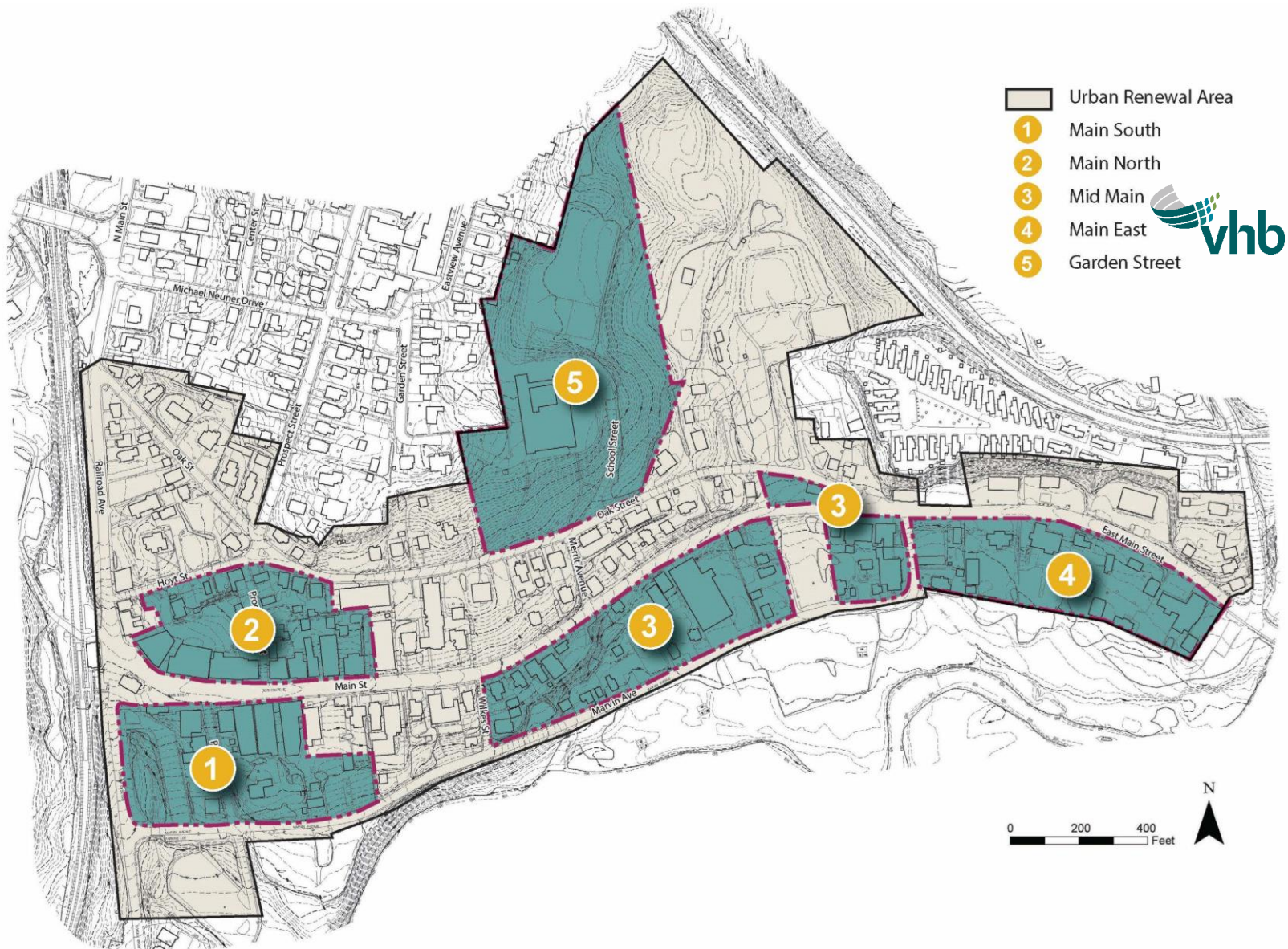
# What Has Come Out of the Process?

- With substantial public engagement since 2013, major policy initiatives and plan include:
  - SEQRA process completed
  - Comprehensive Plan adopted
  - Zoning revisions adopted
  - Blight Study adopted
  - Urban Renewal Plan (draft – August 2015) currently under review



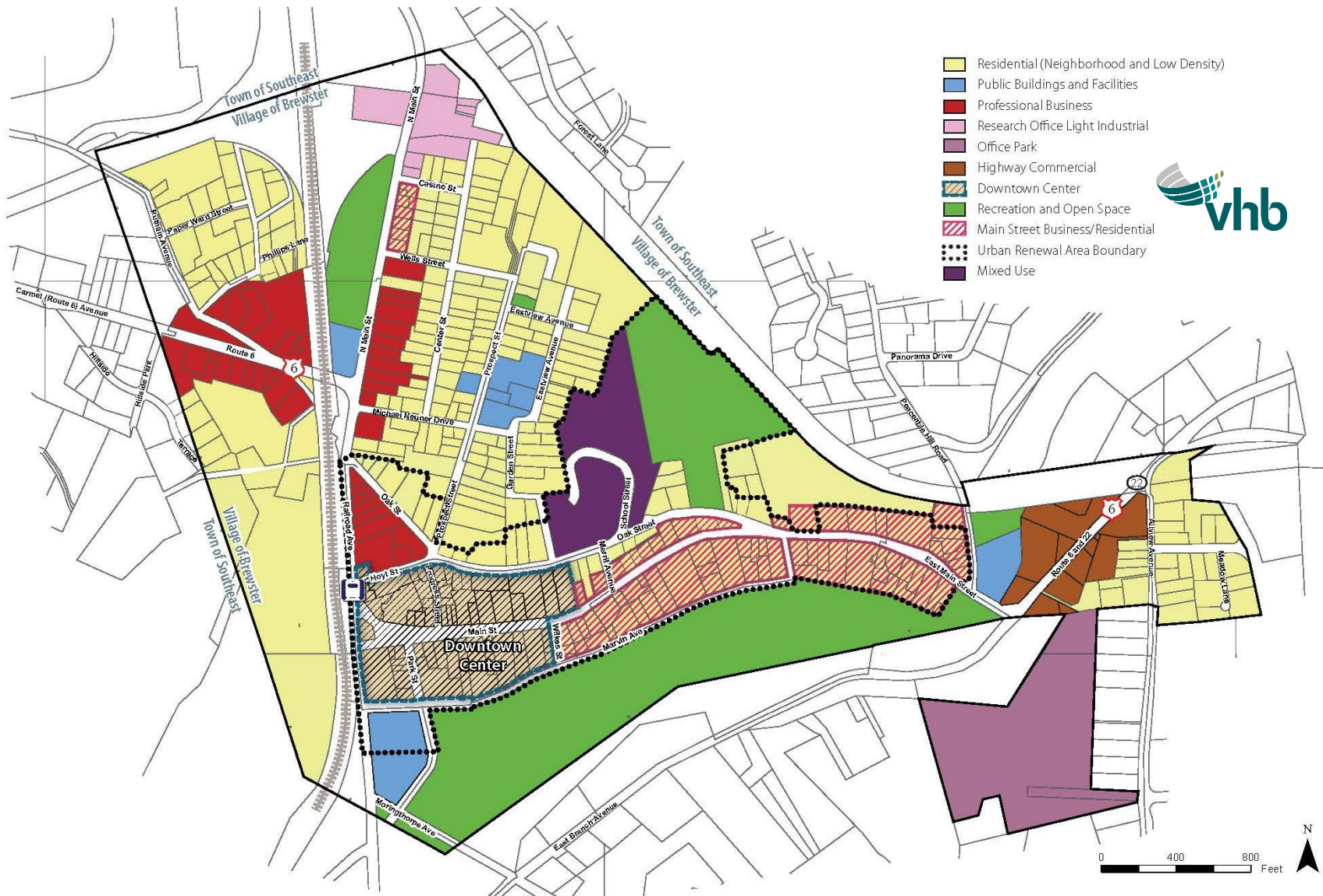
# Urban Renewal

- Tool to implement local objectives from planning process
- Article 15 NYS GML – Achieve redevelopment through variety of methods
- Identify area with blighting influences – physical, economic, etc.
- Prepare Urban Renewal Plan



**Exhibit 1 – Urban Renewal Plan**  
**Urban Renewal Area and Redevelopment Sub-Areas**





**Exhibit 2 – Urban Renewal Plan  
Proposed Land Use**





# Exhibit 3 – Urban Renewal Plan Proposed Public Improvements